| 056.A | 0013 | 0003.0 | 1 of 1 | Condominium | ARLINGTON |
|---|---|---|---|---|---|
| Map | Block | Lot | CARD | | |

| | Total Card / | Total Parcel |
|---|---|---|
| APPRAISED: | 170,000 / | 170,000 |
| USE VALUE: | 170,000 / | 170,000 |
| ASSESSED: | 170,000 / | 170,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 13 | | OLD COLONY LN, ARLINGTON |

## OWNERSHIP

Unit #: 3

| | |
|---|---|
| Owner 1: | OLD COLONY REALTY PARTNERS LLC |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 60 PLEASANT ST #G12 |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | CARR DAVID W/EXECUTOR - |
| Owner 2: | ESTATE OF DAVID P WILFERT - |
| Street 1: | 4 NEWMAN WAY |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Exterior and 365 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 2 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R5 | APTS LOW | | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 102 | 0.000 | 170,000 | | | 170,000 |
| Total Card | 0.000 | 170,000 | | | 170,000 |
| Total Parcel | 0.000 | 170,000 | | | 170,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 465.75 | /Parcel: 465.7

**Legal Description**

| User Acct | GIS Ref | GIS Ref | Insp Date |
|---|---|---|---|
| 151196 | | | 10/11/17 |

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 056.A-0013-0003.0

!4798!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 102 | FV | 165,400 | 0 | . | | 165,400 | 165,400 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 120,400 | 0 | . | | 120,400 | 120,400 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 101,600 | 0 | . | | 101,600 | 101,600 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 95,300 | 0 | . | | 95,300 | 95,300 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 95,300 | 0 | . | | 95,300 | 95,300 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 90,800 | 0 | . | | 90,800 | 90,800 | Year End Roll | 12/11/2014 |
| 2014 | 102 | FV | 87,800 | 0 | . | | 87,800 | 87,800 | Year End Roll | 12/16/2013 |
| 2013 | 102 | FV | 87,800 | 0 | . | | 87,800 | 87,800 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 19:46:37 |

**LAST REV**

| Date | Time |
|---|---|
| 10/02/19 | 11:20:49 |

apro

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 151196 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4798

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| CARR DAVID W/EX | 61727-310 | | 5/2/2013 | Mult Lots | 20,035,000 | No | No | | |
| WILFERT DAVID P | 61727-289 | | 5/2/2013 | Mult Lots | 99 | No | No | | |
| RESOLUTION TRUS | 23862-282 | | 11/4/1993 | | 27,000 | No | No | | L |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/11/2017 | Measured | DGM | D Mann |
| 5/6/2000 | | 197 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 102 | Condo | | 0 | | Sq. Ft. | Site | | 0 | 0. | 0.00 | 6039 | | | | | | | | | | | | | | | | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.00000 | Total SF/SM: | 0 | Parcel LUC: | 102 | Condo | Prime NB Desc: | CONDO | Total: | | Spl Credit | | Total: |

## EXTERIOR INFORMATION

| | |
|---|---|
| Type: | 7 - Condo Garden |
| Sty Ht: | 1 - 1 Story |
| (Liv) Units: | 1 Total: 1 |
| Foundation: | 3 - BrickorStone |
| Frame: | 2 - Steel |
| Prime Wall: | 7 - Brick |
| Sec Wall: | % |
| Roof Struct: | 2 - Hip |
| Roof Cover: | 1 - Asphalt Shgl |
| Color: | BRICK |
| View / Desir: | B - FAIR- |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1965 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | % | | |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | % | | |
| Bsmnt Flr: | | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 3 - Electric | | |
| Heat Type: | 6 - Elec Base/B | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 0 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 0 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | R - Rear |
| Total Units: | |
| Floor: | 1 - 1st Floor |
| % Own: | 0.552500010 |
| Name: | 24 - 6039 |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 30. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 30.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 320.00 |
| Size Adj.: | 2.14383554 |
| Const Adj.: | 0.84814721 |
| Adj $ / SQ: | 581.852 |
| Other Features: | 32628 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 245004 |
| Depreciation: | 74971 |
| Depreciated Total: | 170033 |

## COMMENTS

BK; 19139 PG; 478 BK; 18249 PG; 339,Building Number 13.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 2 | | BRs: 1 | | | Baths: 1 | | | | HB 0 | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 2 | 1 | 0 |
| Totals | | | |
| 1 | 2 | 1 | |

## SKETCH

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 581.85 |
| Special Features: | 0 | Val/Su Net: | 465.75 |
| Final Total: | 170000 | Val/Su SzAd | 465.75 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| GLA | Gross Liv Ar | 365 | 581.850 | 212,376 |
| Net Sketched Area: | | 365 | Total: | 212,376 |
| Size Ad | 365 | Gross Are | 365 | FinArea 365 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Make: | | Model: | | Serial #: | | Year: | Color: |

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 056.A-0013-0003.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | Total: |